

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 3

Property ID: R49173

Property Information

property address: 409 BURNETT

legal description: WINTER, BLOCK 7, LOT 1 (PT OF)

owner name/address: KAVANAUGH, M S & VADA

11901 N DOWLING RD

COLLEGE STATION, TX 77845-8555

full business name: Lepps Part and Body

land use category: Comm Rehab

type of business: Parts and Body

current zoning: C-3

occupancy status: Occupied

lot area (square feet): 6000

frontage along Texas Avenue (feet): NA

lot depth (feet): 110

sq. footage of building: 3200

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

NO

NO

NO 75

Improvements

of buildings: 1

building height (feet): 20

of stories: 1

type of buildings (specify): Metal

building/site condition: 3

buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify)

approximate construction date: accessible to the public: ☐ yes ☒ no

possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☒ yes ☐ no (specify) Chain Link Fence
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no

☐ dilapidated ☐ abandoned ☐ in-use

of signs: type/material of sign:

overall condition (specify):

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify)

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☒ no

of available off-street spaces: 4

lot type: ☐ asphalt ☒ concrete ☐ other

space sizes:

sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition:

end islands or bay dividers: ☐ yes ☐ no:

landscaped islands: ☐ yes ☐ no

Curb Cuts on Texas Avenue

how many: 1 curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no
comments: _____

Outside Storage

☒ yes ☐ no (specify) Cross
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:
